

ument 2023 2554

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BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

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Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2153ROGI)

Weturn To: Terry Geerdes, Lot 2 North Branch Estates, Hwy 169, Winterset, IA 50273-35-35-147 En Street, Unbandale, IA 50343

Taxpayer Information: Terry Geerdes, Lot 2 North Branch Estates, Hwy 169, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, BK North Branch Land, LLC, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to Terry Geerdes and Darcy Geerdes, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Two (2) of North Branch Estates, located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventyseven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated:	
· · · · · · · · · · · · · · · · · · ·	BK North Branch Land, LLC, an Iowa Limited Liability Company
	By:
	AJ Kehler Printed Name
	Member Title
STATE OF	
This record was acknowledged before me on	October 16, 2023 by of BK North Branch Land, LLC,
and to the management of the m	
Matthew M. Hurn Commission Number 199050 My Commission Expires October 21, 2025	Notary Public in and for said State